

202008280399

Electronically Recorded

Pierce County, WA LPATTER
08/28/2020 10:26 AM

Pages: 5 Fee: \$107.50

When recorded return to:Joe Kane
Nisqually Land Trust
1420 Marvin Road NE, Suite C, PMB 243
Lacey, WA 98516**Fidelity National Title Major Acct
20000781-SC****QUIT CLAIM DEED**

THE GRANTOR(S)

Wilcox Farms, Inc, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable consideration in hand paid, conveys and quit claims to

Nisqually Land Trust, a Washington nonprofit corporation

the following described real estate, situated in the County of Pierce, State of Washington together with all after acquired title of the grantor(s) herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn SE 18-16-3 and Ptn NE 19-16-3

Tax Parcel Number(s): 031618 4 500, 031618 4 501, 031618 4 502, 031619 1 000

Subject to:

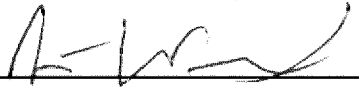
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

4538971	EXTX
Electronically Recorded	
Pierce County, WA	LPATTER
8/28/2020 10:26 AM	
Pages: 2	Excise Collected: \$21,794.65
Proc. Fee: \$0.00	Tech Fee: \$5.00

QUIT CLAIM DEED
(continued)

Dated: 8/26/2020

Wilcox Farms, Inc, a Washington corporation

By: _____

Name: Brent F. Wilcox
Title: President

QUIT CLAIM DEED

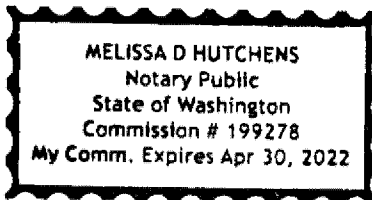
(continued)

State of WA
County Pierce of Pierce

I certify that I know or have satisfactory evidence that Brent Wilcox

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Wilcox Farms, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/26/2020



Melissa D Hutchens
Name: MELISSA D HUTCHENS
Notary Public in and for the State of WA
Residing at: 15121 58th AVE CTE
My appointment expires: 04/30/2022

EXHIBIT "A"
Legal Description

PARCEL A:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 3 EAST, W.M. IN PIERCE COUNTY, WASHINGTON.

PARCEL B:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THAT PORTION OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 3 EAST, W.M., LYING WITHIN PIERCE COUNTY, WASHINGTON;
EXCEPT THE EAST 30 THEREOF.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 3 EAST, W.M., LYING WITHIN PIERCE COUNTY, WASHINGTON AND LYING NORTH OF THE BOUNDARY ESTABLISHED BY BOUNDARY AGREEMENT AND QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 2220092.

PARCEL D:

THA PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 3 EAST, W.M., IN PIERCE COUNTY, WASHINGTON LYING NORTH OF THE NORTH LINE OF THE ORDINARY HIGH WATER LINE OF THE NISQUALLY RIVER.

EXHIBIT "B"

Exceptions

SPECIAL EXCEPTIONS

1. Boundary Agreement and the terms and conditions thereof:

Executed by: James M. Healy, Teresa M. Healy, et al
Recording Date: December 21, 1967
Recording No.: 2220092 .

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Per Pierce County tax rolls, said parcels cannot be sold separately.
4. The Land is designated on the tax rolls as forest land and the land value reduced pursuant to RCW 84.33. The timber located thereon is not taxed as real property but will be subject to collection of a tax upon harvesting thereof. In the event that said Land is removed from its present designation of forest land, an assessment of a compensating tax for prior years may apply.

Recorded: February 28, 1977
Recording No.: 2719991 .